| 072.0 | 0006 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 908,000 / 908,000 |
| | | | | | USE VALUE: | 908,000 / 908,000 |
| | | | | | ASSESSED: | 908,000 / 908,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 71 | | STOWECROFT RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BOUCHER JOHN & LUCIOLA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 71 STOWECROFT ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CARTA MICHAEL R & ANNE P - |
| Owner 2: | - |
| Street 1: | 71 STOWECROFT ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Clapboard Exterior and 2166 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6601.000 | 475,400 | | 432,600 | 908,000 |
| Total Card | 0.152 | 475,400 | | 432,600 | 908,000 |
| Total Parcel | 0.152 | 475,400 | | 432,600 | 908,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.21 /Parcel: 419.21

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 154228

**GIS Ref**

**GIS Ref**

**Insp Date** 10/08/18

!6113!

## PREVIOUS ASSESSMENT

Parcel ID 072.0-0006-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 475,400 | 0 | 6,601. | 432,600 | 908,000 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 461,800 | 0 | 6,601. | 432,600 | 894,400 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 461,900 | 0 | 6,601. | 432,600 | 894,500 | 894,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 358,300 | 0 | 6,601. | 401,700 | 760,000 | 760,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 358,300 | 0 | 6,601. | 401,700 | 760,000 | 760,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 358,300 | 0 | 6,601. | 352,300 | 710,600 | 710,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 358,300 | 0 | 6,601. | 321,400 | 679,700 | 679,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 355,100 | 0 | 6,601. | 284,300 | 639,400 | 639,400 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 03:20:28 |

**LAST REV**

| Date | Time |
|---|---|
| 08/12/19 | 09:31:01 |
| apro | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6113

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CARTA MICHAEL R | 59163-483 | | 5/25/2012 | | 681,250 | No | No | | |
| | 19537-7 | | 12/1/1988 | | 335,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/18/2015 | 1384 | Solar Pa | 21,000 | | 9/21/2015 | | | Install 32 solar p |
| 3/5/2013 | 288 | Manual | 1,198 | C | | | | |
| 9/4/2012 | 1106 | Re-Roof | 5,900 | C | | | | |
| 10/15/2002 | 889 | Addition | 26,990 | C | | | | 3 SEASON SUNROOM O |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/8/2018 | TTL REFUSAL | HS | Hanne S |
| 5/24/2013 | Info Fm Prmt | EMK | Ellen K |
| 4/10/2013 | Info Fm Prmt | EMK | Ellen K |
| 8/25/2012 | MLS | EMK | Ellen K |
| 4/1/2009 | Meas/Inspect | 345 | PATRIOT |
| 11/23/1999 | Inspected | 267 | PATRIOT |
| 11/3/1999 | Mailer Sent | | |
| 10/14/1999 | Measured | 256 | PATRIOT |
| 5/1/1992 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 154228 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6601 | | Sq. Ft. | Site | | 0 | 70. | 0.94 | 12 | | | | | | | | | 432,622 | | | | | | 432,600 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.15154 | Total SF/SM: | 6601 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 432,622 | Spl Credit | | Total: | 432,600 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1988 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 3 - Hardwood | 20 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | Yes | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 11. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 11.3 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.13476455 |
| Const Adj.: | 0.99197996 |
| Adj $ / SQ: | 146.336 |
| Other Features: | 111033 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 534061 |
| Depreciation: | 60349 |
| Depreciated Total: | 473712 |

## COMMENTS

PDAS. WHIRLPOOL IN EFP.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 8 | BRs: | 4 | Baths: | 2 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 2002 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

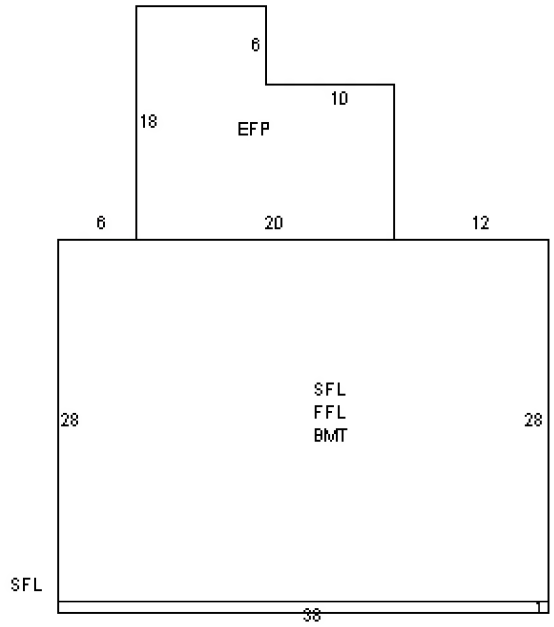
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | M |
| Totals | | | |
| 1 | 8 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 160.97 |
| Special Features: | 1700 | Val/Su Net: | 134.67 |
| Final Total: | 475400 | Val/Su SzAd | 219.48 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,102 | 146.340 | 161,263 |
| BMT | Basement | 1,064 | 43.900 | 46,711 |
| FFL | First Floor | 1,064 | 146.340 | 155,702 |
| EFP | Enclos Porch | 300 | 36.010 | 10,803 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,530 | | | Total: | 374,479 |
| Size Ad | 2166 | Gross Area | 3530 | FinArea | 2166 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 072.0-0006-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X10 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | |
| 96 | Whirl Pool | D | S | 1 | 4 | A | AV | 2002 | 500.00 | T | 13.6 | 101 | | | 1,700 | | | 1,700 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | 1,700 |
| | | | | Total: | 1,700 |

## IMAGE

AssessPro Patriot Properties, Inc